

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Kirkburton, Huddersfield,  
HD8

213565856

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Kirkburton, Huddersfield, HD8

Get instant cash flow of **£750** per calendar month with a **8.7%** Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



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HD8

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## Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £170.00 PM

Ground Rent: £12.50 PM

Lease Length: 977 years

Current Rent: £750

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 104,000.00

25% Deposit	£26,000.00
SDLT Charge	£5,200
Legal Fees	£1,000.00
Total Investment	£32,200.00

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month.



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£750
Mortgage Payments on £78,000.00 @ 5%	£325.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£170.00
Ground Rent	£12.50
Letting Fees	£75.00
Total Monthly Costs	£597.50
Monthly Net Income	£152.50
Annual Net Income	£1,830.00
Net Return	5.68%

# Return **Stress Test** Analysis Report



**If the tenant was to leave and you missed 2 months of rental income**

Annual Net Income      **£330.00**  
Adjusted To

Net Return                      **1.02%**

**If Interest Rates increased by 2% (from 5% to %)**

Annual Net Income      **£420.00**  
Adjusted To

Net Return                      **1.30%**

# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £120,000.



**£120,000**

## 1 bedroom apartment for sale

[+ Add to report](#)

The Park, Penistone Road Kirkburton, Huddersfield

NO LONGER ADVERTISED

Marketed from 21 Jan 2020 to 23 Sep 2020 (245 days) by Simon Blyth, Kirkburton



**£115,000**

## 1 bedroom apartment for sale

[+ Add to report](#)

The Park, Kirkburton, Huddersfield

NO LONGER ADVERTISED

Marketed from 9 May 2021 to 31 Jul 2021 (82 days) by Rutley Clark, Ossett



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

## 1 bedroom apartment

+ Add to report

The Park, Kirkburton, Huddersfield

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Oct 2024 to 6 Nov 2024 (13 days) by Paisley Properties, Skelmanthorpe



£650 pcm

## 1 bedroom flat

+ Add to report

The Park, Kirkburton, Huddersfield

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Aug 2024 to 11 Oct 2024 (49 days) by Paisley Properties, Skelmanthorpe

# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this  
**property investment?**

Call us on  
**0141 478 0985**

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



**LETPROPERTY**